

# CITY EXPANDING

The Fact Is Shown by History of Additions.

Local Realty Man Tells of Growth and Development.

## THE PROPERTY SALES

Hot Weather Has Not Halted Business in Topeka.

Local Men Expect a Good Fall Trade.

A review of the development of various additions to the city shows in an interesting manner the rapid growth of the city.

"People began coming to Topeka because it is one of the finest cities of its kind in the United States," formerly. Why? Because of the constantly increasing population; because of appreciation of the city and its possibilities by people at home and over the state as well.

"Douthitt Place was platted in December, 1897, and within three years another addition had to be made to the plat to accommodate the people who realized the trend of the development of residence districts of Topeka. The greatest demand in the city has been in the southwest and west.

"Metrose subdivision came to be a part of the city in 1906 and residences and values have risen there within three years to a mark only realized by sound substantial growth. Elmhurst, platted in 1909 has been transformed from the proverbial cow pasture into one of Topeka's most exclusive residence districts within two years and values there have been doubled within the time.

"The promptness with which people snapped up Elmhurst lots indicate two things, that Topeka needs more additions and that home builders are watching and waiting to secure homes in the west and southwest portions of the city.

"Pinehurst the contemplated addition to Topeka will no doubt be a model of beauty and convenience. The surroundings will be attractive. Plans are being formulated to convert the ground at Sixth and Washburn avenues, donated by one of Topeka's public spirited citizens, into a beautiful park. This will be right across the street and east of Pinehurst.

"This is the finest city of its size in the whole United States," said ex-Governor Hoch to a friend. His statement was made just as he was completing a short visit to Topeka and was ready to take a train for an extended lecture tour. His statement comes after he has traveled from city to city, from state to state, all over the nation. "In all my travels, I have not found a town or city anywhere, near its size that will equal it," he continued. "There is a beauty and attractiveness about Topeka. There is an appearance of prosperity and activity about it that I like to see in Kansas. I am thinking of coming to Topeka to live."

"There are lots of people coming to Topeka to make their homes. Addition after addition has been platted and built up by people who have come to Topeka to live.

A Little Review. Just a little review of just a small portion of the city additions made to Topeka and their present degree of development will show how people look at Topeka and her residence districts. Beginning back in 1880 the trend of the development of Topeka's residence district asserted itself when Washburn College officials platted College Hill addition. Then again in 1887 another portion of the college ground was set aside for home building. College Hill is built up comfortably and values have increased there from a few hundred dollars an acre to five, six and seven hundred a lot.

"In 1886 Norton's addition, what is known as Lawrence Hill addition was platted and today the entire addition is filled with people who have selected Topeka as a home because it is beautiful and active and prosperous. Potwin Place was readily taken by people who wanted exclusive homes in a slightly district.

With the Martin-Dennis addition was platted twenty-two years ago and very little development was made for several years, the pasture in which the Kansas regiments were camped in 1898 experienced a phenomenal transformation almost in a year and today that district is built up solidly with splendid homes, streets are paved and walks and conveniences for human habitation have been added until values are twenty times greater than 1898."

Highland Park has been growing rapidly in the last two or three years and among other residential additions and streets are paved and walks and conveniences for human habitation have been added until values are twenty times greater than 1898."

The next meeting of the Topeka Real Estate Dealers' association will be held Wednesday noon, August 23. The meeting which was to have been held this week, Wednesday, was postponed on account of the absence, from the association and the speaker for the occasion.

Transactions of Week. Sales of Garlinghouse Realty company: A five room modern house on 1312 West Seventh street to Dr. F. H. Souders for the consideration of \$2,750; a six room modern cottage, 824 Madison street from Mrs. J. Clough of Pasadena, California, to V. Cross, \$3,300; five room modern cottage, 1235 West street to Mrs. M. L. Woolverton, \$3,900; a six room modern house, 2020 West Sixth street to B. J. Snow, \$3,400.

The Andrew Smith property at 1711 Clay street has been sold by the Wingett Realty company to Merle M. and Margaret Fowler, the consideration being \$3,000. The nine room house will be remodeled at a cost of about \$1,000. The structure will be raised, and modern porches and furnace installed, and with a new coat of paint this should be a most desirable property. Miss Merle M. Fowler is a teacher in the high school.

The Garlinghouse Realty company has commenced the erection of two modern cottages, one at 1160 Garfield avenue in Elmhurst and the other at 124 West Seventh street.

The Shawnee Agency has made several sales in Garfield Place on the North Side including that of an eight acre tract to an Illinois man whose name is not given. The purchase price being \$2,000. A Hutchinson man has bought a one and one half acre tract for \$500; and Mrs. L. R. Smith has purchased one and a half acres and a six room house for \$1,850.

Sales of Nelsmeyer & Wilson: A handsome bungalow at 445 Ohio street to C. W. Cramer of 325 Klein street; to S. E. Brown of 295 Chandler street; a five room cottage in the course of construction at 457 Ohio avenue for \$1,850. Business brick in the entire Santa Fe shop district including Gordon's addition which is being built up compactly and Broadmoor.

Building Permits. The following building permits were issued this week: D. R. Thompson, one and a half story dwelling, 80-82 The Drive, \$1,000. R. Mohler, one and a half story dwelling, 106 Morris avenue, 1,000. W. W. Beard, one story dwelling, 1915 E. Sixth avenue, 1,000. J. A. Schuchman, one story dwelling, 28-10 Scotland avenue, 1,050. Mrs. George, addition to dwelling, 122 Madison street, 700. O. H. White, two story dwelling, 1327 Lane street, 3,800. Jesse C. Baughman, dwelling, 302 Harrison street, 2,000. M. Heery, addition to mica mill, 119 North Quincy street, 600. J. A. Perry, one story dwelling, 1029 Lawrence street, 800. Miscellaneous items, 570.

THOMPSON TO MEET NINE. Amateur Athletic Union Championship is on at Chicago.

Chicago, Aug. 12.—Fred Thompson, champion all-around athlete of the United States will contest with nine headliners in the Amateur Athletic Union championship events here today. Thompson who moved down all opponents while representing Los Angeles, will appear flying the orange and black of Princeton. F. Holmes, the negro who carried off first honors in the Gaelic meet here Sunday, is expected to be a strong contestant.

H. W. Fitzpatrick, representing New Orleans and believed to be a strong contender, may withdraw at the last moment, having made official protest against competing with a negro.

OPEN OHIO RIVER FOR NAVIGATION.

Fernbank, O., Aug. 12.—When Alice Roosevelt Longworth, wife of Congressman Longworth, breaks a bottle of wine over the rushing waters at the new government dam at Fernbank, O., September 4, it will mark the formal opening of the largest movable wicket dam in the world, and the only one made entirely of concrete and steel.

Representative bodies of people from the entire Ohio valley will be there to see the dedication of the big dam. All towns from Pittsburgh to Cairo, Ill. will be represented by its prominent business men and Col. Roosevelt will make the opening address in commemoration of the work he started years ago to make the Ohio river navigable this year round from Pittsburgh to Cairo, its entire length. That's one reason why Mrs. Alice Roosevelt Longworth will break the bottle of wine over the dam; and the other reason because it was her grandfather who brought the first passenger steamboat down the Ohio

# WANTS

AND MISCELLANEOUS ADS

## LOST AND FOUND.

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LOST—A package of dry goods on South Topeka car. Return to 124 Harrison.

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DROP HALF MILE RACING. Safeguarding of Auto Speedsters Gets Profitable Attention.

Detroit, Mich., Aug. 12.—Sanction for automobile contests on one half mile tracks hereafter will be refused by the general rules committee of the Manufacturers' Contest Association which has just closed its session here. At the same time the safeguarding of one mile dirt courses was assured. Strict enforcement of the new regulations is expected to greatly reduce the number of fatalities among drivers who compete in races on the mile tracks.

Promoters of meets on one mile tracks came in for considerable attention on the part of the committee members and in the future they will be compelled to live up to a strict interpretation of the rules under penalty of disbarment from the racing game. It was decided to hire a competent man to make a rigid inspection of each circular course before a sanction is granted, and this official will be held responsible by the contest board of the American Automobile association.

Showered Burning Gasoline. Formosa, Aug. 12.—Alfred Briggs, a farmer living near here, was severely burned Thursday evening when a bucket of burning gasoline was thrown against him by an aeronaut just as he was making a balloon ascension. As the balloon arose it caused the fire to draw back through the trench and set fire to a bucket of gasoline. The fire was quickly extinguished and while the burns are very painful, it is not thought that they will be serious.

Lost His Right Arm. Pratt, Aug. 12.—Orlando, son of Wm. Tregeles, was working on a windmill at Luka this week and got his hand caught in the wheels or cogs in such a manner that the hand and wrist were badly crushed. Drs. Walker and Atkins of this city and Dr. Cochran of Luka amputated the arm between the elbow and wrist.

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